GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Nellore Urban Development Authority - Nellore Municipal Corporation – Proposal for change of land use from Buffer Zone to Residential land use to an extent of 14710.32 Sq.mts in Sy. Nos.1037, 1071 & 1072 of Nellore Bit – II, near Akuthota Harijanawada, Krishnapatnam Road applied by Sri Devireddy Venkata Sathya Kumar Reddy, S/o Jagadish Reddy & Others – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.151 Dated:10.07.2020

Read the following:-

1. Lr. Roc. No.550/2018/NUDA, dated:01.12.2018 of the Vice Chairman, NUDA, Nellore.
2. Governemnt Letter No.811407/M2/2019, Dated:20.02.2019.
3. Letter Roc.No.550/2018/NUDA, dated:07.03.2019 of the Vice Chairman, NUDA, Nellore.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017
6. Government Memo No.811407/M2/2019, Dated: 18.03.2019
7. Notification No.1353, Dated:18.03.2019 published in Part-I of Andhra Pradesh Gazette
8. Lr.RoC.No.550/2018/NUDA, Dated:12.06.2019 and 20.05.2020 of the Vice Chairman, NUDA, Nellore.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Nellore issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1353, Part-I, Dated:18.03.2019. In the letter 8th read above the Vice Chairman, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:10.07.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

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To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Nellore Urban Development Authority, Nellore.
The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.
Copy to:
The District Collector, SPSR Nellore District.
SC/SF.

//FORWARDED::BY::ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation of the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site in Sy.Nos. 1037, 1071 & 1072 of Nellore Bit – II, near Akuthota Harijanawada, Krishnapatnam Road, Nellore to an extent of 14710.32 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked as Buffer Zone in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now designated as Residential land use by variation of change of land use in the revised part proposed land use Map of GTP No.2/2019/NUDA and which is available in the office of the Nellore Municipal Corporation, Nellore/ NUDA office, Nellore, subject to the following conditions:-

1. the applicant shall adhere the conditions laid down by the Irrigation Department vide letter No.SE/IC/NLR/DB/ATO.1123M, Dated: 04.01.2019;
2. The applicant shall provide buffer as per G.O.Ms. No. 119, MA&UD (M)Dept., Dated 28.03.2017 towards southern side of the site from the defined boundary of the canal.
3. The applicant shall handover the affected portion of the site in 60'-0"wide Master Plan road passing through the site to the local body through register gift deed at free of cost.
4. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force;
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore

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Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;

6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
9. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North: Remaining land is Sy.No.1071, 1072, 1037 of applicant and Sy.No.1048 which is earmarked as mixed land use as per sanctioned Master Plan

East: Remaining land is Sy.No.1037 & 1048 which is earmarked as mixed land use as per sanctioned Master Plan

South: Existing 102 ft wide Krishnapatnam Road which is to be widened as 150 ft. wide as sanctioned Master Plan

West: Land in Sy.No.1073 which is earmarked as Mixed land use as sanctioned Master Plan

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER